



PINE MILL RANCH

PINE MILL RANCH COMMUNITY ASSOCIATION, INC.
WINTER EDITION 2019

KEEPING YOUR NEW YEAR'S RESOLUTIONS

The new year is here, and you have already drawn up some new resolutions. Great! Now... how do you stick to your plans to achieve your new goals? Well... you can try:

1. ***Putting it on paper*** - Write your resolutions down, and keep them in an accessible place as a consistent reminder. Tape them to your mirror(s), write them down in a journal, or put them on your refrigerator door. Get a white board or cork board and put it up in an area of your home that gets a lot of traffic and put post its up on it.
2. ***Mark your calendar*** - If you keep a calendar schedule, set specific goals on certain dates. If it's a goal that can be incremented, break down your goal into weekly milestones that you can review at the start or end of every week. If you have a smart-home system, tell it to remind you of upcoming milestones and goals during the day.
3. ***Start as soon as possible*** - Go out and get all of the necessary equipment, literature, and knowledge you need to achieve your goals. Set up appointments with your trainer, doctor, accountant, etc. early on or schedule check ups with them several months out.
4. ***Find a role model*** - Is there anyone who has succeeded in fulfilling an ambition like yours? If it's a well-known public figure or celebrity, do some research to find when they talk about the specific goal you share with them to see what they did to motivate themselves to reach it. Sometimes just knowing someone out there shares in your struggles is motivation enough.
5. ***Check your progress regularly*** - Give yourself occasional small rewards for your efforts. Anything you can do to keep you on track and working towards your goal is a good reward, as long as it isn't contradictory to the goal itself.

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ASSOCIATION MANAGEMENT

LISA PRESLEY, CMCA®, AMS
Community Association Manager

PINMILLR@CIRAMAIL.COM
WWW.CIRANET.COM/RESIDENTPORTAL
1-866-473-2573



RESIDENT PORTAL

- 1 Go to www.ciranet.com/residentportal
- 2 If you haven't logged in before, go to "Don't have an account?" to setup a login.
- 3 You will need your Account Number and Check Digit, both of which can be found on your most recent statements.

There is a box at the top right corner of the statement and the information looks something like this:

Statement Date: xx/xx/xxxx

Account #: R0509179L0415228

Check Digit: 2

Community ID: PINMILLR

Property Address: 1234 Jones Rd.

DEED RESTRICTION VIOLATIONS

Below is information on recently opened deed restriction violations (DRVs) for Pine Mill Ranch.

Fencing: 10
Maintenance: 10
Rubbish & Debris: 66
Unightly: 6
Architectural: 6
Landscaping: 16
Animals & Pets: 1
Vehicle Parking: 1
Signs: 1

Please make sure your home and activities are in accordance with the DCC&Rs for the community. Your cooperation is sincerely appreciated!



WINTERIZING CHECKLIST

Furnace

Older furnaces (typically 15 years or older) might be up for a replacement. Check your furnace this year to make sure the filter is clean, the thermostat is working properly, and the pilot light is functioning. You can also hire an inspector to do the job

Seasonal Equipment

Homeowners don't need their spring and summer equipment for a few months, so it is recommended to drain the water from the garden hoses and air conditioner pipes, as well as the gasoline from the lawn mower and other garden tools.

Heating Ducts

Ducts should be cleaned once every two years. Homeowners should also consider adding insulation to any exposed ductwork. According to the U.S. Department of Energy, a home with central heating can lose up to 60% of its heated air before that air reaches the vents.

Smoke Alarms

It's recommended to test smoke alarms and carbon monoxide detectors and install fresh batteries every year. Also, consider replacing smoke alarms that are more than ten years old.

Gutters and Ridge Vents

Gutters should be cleaned regularly, but especially going into the winter months as rainwater can freeze and cause gutters to crack and deteriorate. The ridge vents need to be cleaned as well to let the house breathe correctly.

Chimney

If you have a chimney, before lighting it up consider getting it inspected for animals, debris and leaves that may have been in it.

Weather Stripping

The average home has air leaks that amount to a nine-foot hole in the wall. To prevent leaks, homeowners should inspect the caulking around windows and doors and check for cracking and peeling. Also, check to ensure that doors and windows are shut tightly so no cold air is coming in.

Emergency Kit

When a winter storm strikes, an emergency kit should have all the essential materials in one handy place. An emergency kit should include flashlights, candles, matches, a first aid kit, bottled water, non-perishable food, and a battery-powered radio. It's also a good idea to create one for your car as well.





❄️ HAPPY NEW YEAR ❄️

YEAR OF THE RAT

THE YEAR OF THE RAT (1948, 1960, 1972, 1984, 1996, 2008, 2020)

Personality of the Rat

People born in the year of the Rat are instinctive, acute and alert in nature which makes them brilliant businessmen and women. They can react properly before the worst circumstances take place, and are sophisticated and popular in social interactions. They're great at adapting, but can be timid, stubborn, picky, and lack persistence.

A Resourceful Leader of the Pack

Leadership sits well on the shoulders of those who are born in the year of the Rat. As it's the first of the twelve Animal Signs, Rats like to be ahead of the game, at the forefront where they can give orders.

Happy homemakers, members of the Rat Sign put the comfort of themselves and their families above fashions and the latest trends. The members of the Rat Sign are domesticated and rejoice in their family and home.





PINE MILL RANCH

Keep in mind that all modifications - big or small - you make to your property **MUST BE APPROVED PRIOR TO STARTING YOUR PROJECT.**

To report a violation - send an email to service@ciramail.com. Attaching a picture will speed the process up.

Log on to the Resident Portal (www.ciranet.com/residentportal) and report the violation. This must be done to verify the violation before a letter can be sent out. Please understand there is a process and a series of letters before the board can vote and force fix a violation or send it to the attorney. If you are curious if RealManage or the board are doing something about the violation, we are only allowed per law to acknowledge we are aware of the violation, but we cannot give you the information on where the violation is in the process.

